

Memorandum



City of Tempe

Economic Development/Rio Salado

Date: June 18, 2004
To: Mayor and Council
From: Chris Anaradian, Rio Salado Manager (x2204)
Through: Jan Schaefer, Economic Development Manager (x8036)
Subject: Disposition of Proceeds from Rio West Land Lease

At Council's request, the following is an outline of the current status and "next steps" for five unfunded Rio Salado projects.

1. The Town Lake Boathouse

Status: Site has been identified; Utility connections are in place; Parking area has been constructed; Project Outline Report was completed in August, 2003. The following areas were studied and presented to council at that time: Program; Design Concept; Operating Costs; Revenues; Construction Costs; Funding Opportunities; Permitting; Construction Timeline; Comparable Facilities; Design Concepts were studied by ASU School of Architecture and presented to Public in May, 2004; SRP alternative energy program is in ongoing discussions with staff for a potential installation with this project.

Next Steps:

- RFQ for and award of architectural services to include: Building Program Study and public involvement; development of Financial Plan for facility operation based on Facility Program; building Schematic Design and Design Development documents; project cost estimating and value engineering studies; project management
- Emphasis on fundraising supported by Program Study and architectural drawings
- Continue efforts to include ASU club and intercollegiate sports programs
- Modification of lake edge at project site to include required dock system and ADA compliant access ramp(s)

Projected Costs: \$700,000

2. The Plaza at the Mill Avenue Bridges

Status: Site has been identified; Design Concepts have been studied by ASU School of Architecture since 2002 and have included involvement with staff, event promoters, Boards and Commissions, and Tempe Sister Cities program.; Design funding provided by Sister Cities Program, Town Lake Foundation, Motorola, Tempe, and ASU School of Architecture.

Next Steps:

- Completion of Interagency Service Agreement with ASU School of Architecture to ensure continued ASU involvement with this project
- RFQ for and award of architectural services to include: venue Program Study; architectural and construction documents; engineering studies; project cost estimating; project management
- Continued emphasis on fundraising supported by Program Study and Architectural Drawings

Projected Costs: \$450,000

3. The Downstream Pedestrian Bridge

Status: Site has been identified; Intermediate bridge supports are in place; \$1.75M reimbursable grant in 2006-2007; Preliminary Design Concept Study has begun; Project budget has been identified between \$4-6M; House version of Federal Transportation Act identifies this project for additional funding (\$3M).

Next Steps:

- Continue efforts to secure additional federal and other grant funding
- A Full Design Concept Report
- Award of architectural and engineering services to include: bridge design; project cost estimating; engineering and environmental studies; artist involvement
- Continued emphasis on private fundraising supported by architectural drawings
- Utility clearances and right-of-way dedication.

Projected Costs: \$475,000

4. Tempe Beach Park Improvements

Next Steps:

Priority rehabilitation, maintenance and enhancement projects for Tempe Beach Park include:

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| • Improved electrical distribution | \$175,000 |
| • Rehabilitate sewer collection system at restrooms | \$100,000 |
| • Commissary facility to support food services at the park | \$80,000 |
| • Capital equipment to support increases in park maintenance | \$190,000 |
| • Tempe Beach Park ball field bleachers (Sections B and C) | \$385,000 |
| • Tempe Beach Park ball field rock wall rehabilitation | \$110,000 |
| • Permanent volleyball facility, upgraded as venue for AVP event | \$285,000 |
| • Playground equipment and additional lighting | \$150,000 |

Projected Costs: \$1, 475,000

5. The Mitchell School Project

Next Steps:

- In conjunction with a plan to reuse and occupy the facility, complete projects related to rehabilitating the building to meet current building code requirements. These projects include: asbestos abatement; any required structural rehabilitation; ADA upgrades; asphalt paving.

Projected Costs: \$400,000

TOTAL, ITEMS 1-5: \$3,500,000